

TOWNSHIP OF WALL

2700 Allaire Road
P.O. Box 1168
Wall, New Jersey 07719-1168
www.wallnj.com

Timothy J. Farrell, Mayor
Erin M. Mangan, Deputy Mayor
Kevin P. Orender
Dan Becht
Timothy J. Clayton



Erika Ward
Planning and Zoning
Board Secretary

(732) 449-8444 Ext. 2243
FAX (732) 449-8995
eward@townshipofwall.com

TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 7/24/2023

WORKSHOP SESSION 7:00 PM CONFERENCE ROOM B

Chairman Wonsala called to order *the Workshop Meeting* of the Wall Township Planning Board according to the Sunshine Law.

Members:

Chairman Wonsala	Present	Committeeman Orender	Absent
Mr. Barlow	Present	Vice Chair Shanklin	Present
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Present	Ms. Agnello (Alt # 1)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Absent
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq. Board Attorney	Present	Matthew Zahorsky, PE, CME Special Board Engineer	Absent
Ben Montenegro, Esq. Conflict Attorney	Absent	Nora Coyne, PP, AICP Special Board Planner	Present
Raymond Savacool, PE, PP, CME, CFM Board Engineer	Present	Erika Ward Board Secretary	Absent
Scott Taylor, AICP, PP, LLA, LEED AP Board Planner	Present		
Patrick Varga, Esq	Absent		

New & Carried Applications

Other Business

ORDINANCE NO. 9-2023

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH11 - 1909 HIGHWAY 35 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 271 LOT 29 FROM HB-80 TO AH11 AND PORTIONS OF 23.06 AND 23.07 FROM R-60 TO AH11

- **Members discussed the details of ORDINANCE 9-2023.**

ORDINANCE NO. 10-2023

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH9-1880 HIGHWAY 34 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 945 LOT 11 FROM OR-10 TO AH9

- **Members discussed the details of ORDINANCE 10-2023.**

ORDINANCE NO. 11-2023

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH9 OVERLAY ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL"

- **Members discussed the details of ORDINANCE 11-2023.**

ORDINANCE NO. 12-2023

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AH10 -2599 HIGHWAY 35 ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE BLOCK 816 LOT 5, PARCEL VXR2J2, PARCEL VX16, AND PORTIONS OF THE ROUTE 18 RIGHT OF WAY OWNED BY THE STATE OF NJ (PARCELS R2J1A, R2J, 2F AND 15) FROM OP-10 TO AH10

- **Members discussed the details of ORDINANCE 12-2023.**

ORDINANCE NO. 13-2023

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO CREATE THE AFFORDABLE HOUSING AHR14 - 2854 18TH AVENUE ZONE AND AMENDING THE ZONING MAP WITHIN CHAPTER 140, "THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL" TO REZONE PORTIONS OF THE NORTHERN HALF OF BLOCK 800 LOT 22 - 2854 18TH AVENUE AND BLOCK 800 LOT 6.01 – 3027 HIGHWAY 138 FROM OP-2 AND RR-6 TO AHR14

- **Members discussed the details of ORDINANCE 13-2023.**

OLD MILL REDEVELOPMENT PLAN

- **Members discussed the details of Old Mill Redevelopment plan.**

ORDINANCE NO. 7-2023

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 88 LOT 3 AND BLOCK 270 LOTS 12, 14, 15, 22, 23, 24, 54, 67, 68, 69, 70 KNOWN AS THE OLD MILL REDEVELOPMENT PLAN

- **Members discussed the details of ORDINANCE 7-2023.**

Resolutions

Minutes to be Adopted

5/15/2023

- Minutes can be adopted as written.

Adjournment

7:10 pm

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TOWNSHIP OF WALL PLANNING BOARD MEETING MINUTES 4/3/2023

REGULAR MEETING IMMEDIATELY FOLLOWING WORKSHOP SESSION MUNICIPAL MEETING ROOM

Chairman Wonsala called to order the **Regular Meeting** of the Wall Township Planning Board at according to the Sunshine Law.

Roll Call

Members:

Chairman Wonsala	Present	Committeeman Orender	Absent
Mr. Barlow	Present	Vice Chair Shanklin	Present
Mr. Baumgartner	Present	Lieutenant Steitz	Present
Mr. Blewitt	Present	Ms. Agnello (Alt # 1)	Present
Mayor Farrell	Present	Mr. Mulholland (Alt # 2)	Absent
Mr. Hall	Present		

Board Professionals:

Gregory McGuckin, Esq.	Present	Matthew Zahorsky, PE, CME	Absent
Board Attorney		Special Board Engineer	
Ben Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Present
Conflict Attorney		Special Board Planner	
Raymond Savacool, PE, PP, CME, CFM	Present	Erika Ward	Absent
Board Engineer		Board Secretary	
Scott Taylor, AICP, PP, LLA, LEED AP	Present		
Board Planner			
Patrick Varga, Esq	Absent		

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PRESENTER

- Nora Coyne

From the Public

- None

Summary

Nora Coyne presented Ordinance 9, Ordinance 10, Ordinance 11, Ordinance 12, and Ordinance 13. The purpose of the proposed ordinances is to provide affordable housing, so the township supports its fair share of its affordable housing in compliance with court mandated affordable housing mandates. This provides immunity from the builder’s remedy lawsuits, so the township doesn’t lose control of the zoning. The township was required to provide 1,250 housing units and provided 1,270.

Decision

- Motion: Ms. Shanklin
- Second: Mr. Barlow
- Roll Call:

Chairman Wonsala	Yea	Mayor Orender	Absent
Mr. Barlow	Yea	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lt. Michael Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt #1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt #2)	Absent
Mr. Hall	Yea		

OLD MILL REDEVELOPMENT PLAN

ORDINANCE NO. 7-2023

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PRESENTER

- Scott Taylor

From the Public

- None

Summary

Scott Taylor presented the Old Mill Redevelopment Plan and Ordinance #7. The 5/22/2023 Old Mill Redevelopment plan is a culmination of several years of working with landowners and developers. The plan covers 12 parcels and approximately 47.22 acres, about half of the redevelopment area. The property is generally bounded by 18th Avenue, Old Mill, and Wall Church Rd. The parcels include the former Roadway Inn, the Check Cashing facility, the bus parking lot, and the Calyton block property which has been used for retail, wholesale use, and a concrete/recycling facility. The goal of the plan is to come up with a mixed-use development to replace the Roadway Inn and check cashing facility and to zone the western areas for residential uses to reach the court mandated affordable housing obligation.

Decision

- Motion: Ms. Shanklin
- Second: Ms. Agnello
- Roll Call:

Chairman Wonsala	Yea	Mayor Orender	Absent
Mr. Barlow	Yea	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lt. Michael Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt #1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt #2)	Absent

Resolutions

Minutes

5/15/2023

Decision

- Motion: Ms. Shanklin
- Second: Mr. Blewitt
- Roll Call:

Chairman Wonsala	Yea	Mayor Orender	Absent
Mr. Barlow	N/A	Vice Chair Shanklin	Yea
Mr. Baumgartner	Yea	Lt. Michael Steitz	Yea
Mr. Blewitt	Yea	Ms. Agnello (Alt #1)	Yea
Mayor Farrell	Yea	Mr. Mulholland (Alt #2)	Absent
Mr. Hall	Yea		
- Minutes adopted as written.

Adjournment

7:35 PM

- Motion: Ms. Shanklin
- All in favor. None Opposed.

Respectfully Submitted by:
Erika Ward